



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

Promoting the wise use of land  
Helping build great communities

**Tentative Notice of Action**

<b>MEETING DATE</b> June 17, 2005 <b>LOCAL EFFECTIVE DATE</b> July 1, 2005 <b>APPROX FINAL EFFECTIVE DATE</b> July 22, 2005	<b>CONTACT/PHONE</b> Kerry Brown, Project Manager 781-5713	<b>APPLICANT</b> Magda Fichter	<b>FILE NO.</b> DRC2004-00130
<b>SUBJECT</b> A request by Magda Fichter for a Minor Use Permit / Coastal Development Permit to allow the demolition of two offices and one apartment of 1,137 square feet and construct a new two story mixed-use commercial building of 2,764 square feet with offices on the first floor and two motel / vacation rental units on the second floor. The project will result in the disturbance of approximately 5,000 square feet of an approximately 5,000 square foot parcel. The proposed project is within the Commercial Retail land use category and is located at 71 Ocean Avenue in the community of Cayucos in the Estero planning area.			
<b>RECOMMENDED ACTION</b> Approve Minor Use Permit DRC2004-00130 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
<b>ENVIRONMENTAL DETERMINATION</b> A Class 3 Categorical Exemption was issued on May 13, 2005.			
<b>LAND USE CATEGORY</b> Commercial Retail	<b>COMBINING DESIGNATION</b> Coastal Special Community, Coastal Appealable Zone, Central Business District, Local Coastal Plan,	<b>ASSESSOR PARCEL NUMBER</b> 064-125-002	<b>SUPERVISOR DISTRICT(S)</b> 2
<b>PLANNING AREA STANDARDS:</b> Architectural Character, Height Limitations <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
<b>LAND USE ORDINANCE STANDARDS:</b> Local Coastal Plan, Setbacks, Parking Requirements <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
<b>FINAL ACTION</b> This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing.  The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING &amp; BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>			

EXISTING USES: Two offices and one apartment	
SURROUNDING LAND USE CATEGORIES AND USES: North: Residential Multi Family / residences      East: Commercial Retail /commercial uses South: Commercial Retail /commercial uses      West: Commercial Retail /commercial uses	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Cayucos Citizens' Advisory Committee, Public Works, Cayucos Sanitary District, and the California Coastal Commission	
TOPOGRAPHY: Nearly level	VEGETATION: None
PROPOSED SERVICES: Water supply: Morro Rock Mutual Water Company Sewage Disposal: Cayucos Sanitary District Fire Protection: Cayucos Fire Department	ACCEPTANCE DATE: May 4, 2005

## DISCUSSION

The proposed project is to demolish an existing one story office building and apartment and construct a two story mixed use structure, with offices on the first floor and two hotel units on the second floor.

## PLANNING AREA STANDARDS:

### *Estero Area Plan: Communitywide*

Building Permits - District Authorization Required: All applications for building permit approval within the community of Cayucos are to be accompanied by a letter or other verification from the Cayucos Sanitary District indicating that the proposed project has received sewer connection approval. *The proposed project has been conditioned to meet this requirement.*

### *Estero Area Plan: Commercial Retail:*

Architectural Character. New development shall include detailed facade plan which reflects Western or Victorian style architecture. The proposed building reflects elements of Western and Victorian style architecture (see elevations). *The proposed project will be consistent with the character of the commercial area, therefore the project is consistent with this standard.*

Height Limitation. Height shall be limited to 30 feet. *The project is proposed at 30 feet in height, therefore the project is consistent with this standard.*

## LAND USE ORDINANCE STANDARDS:

### *Section 23.07.120 - Local Coastal Program*

The project site is located within the California Coastal Zone as determined by the California Coastal Act of 1976 and is subject to the provisions of the Local Coastal Plan.

*Other Combining Designations: Coastal Special Community / Visitor Serving Area*

The project was reviewed for conformance with the applicable sections of the Coastal Zone Land Use Ordinance and was determined to be consistent. The project requires a Minor Use Permit because it is appealable to the California Coastal Commission, and is located in a Coastal Special Community.

The subject parcel is designated Commercial Retail with Visitor Serving Area and Coastal Special Community combining designations in the County's General Plan. Offices are an 'A' use or an allowed use in the CR zone. Hotels are 'P' uses in the CR zone with special standards in Chapter 8 of the Land Use Ordinance. A 'P' use is a principally permitted use, a use to be encouraged and that has priority over non-principally permitted uses, but not over agriculture or coastal dependent uses.

*Parking Requirements*

Total required parking for the new mixed-use building is 6 spaces. The applicant is providing 5 spaces on-site in the rear of the property (one enclosed). *The applicant is requesting a waiver for one of the required parking spaces. Staff has reviewed the request for a waiver and finds the waiver to be appropriate for the following reasons: The hotel is limited to 2 units and will be managed by an off-site management company, one space per hotel unit will be sufficient parking for the hotel units.*

Type of Use	Parking Calculation	Area used for calculation	Required Number of spaces
Office	1/400	1187	2.96
Hotel units	2 spaces + 1 space unit	2 units	4
		Total	6.96
			*10% reduction
		Total	6.3

**COASTAL PLAN POLICIES:** The project is consistent with the Coastal Plan Policies. The most relevant policies are discussed below.

**Public Works:**

**Policy 1:** Availability of Service Capacity applies to the project. *The applicant has demonstrated that adequate public service capacities are available to serve the proposed project because the applicant has secured a will serve from both the sewer and water purveyors*

**Coastal Watersheds:**

**Policy 7:** Siting of new development: *The proposed project is consistent with this policy because the commercial building will be located on an existing lot of record in the Commercial Retail category on slopes less than 20 percent.*

**Policy 8:** Timing of new construction: *The proposed project is consistent with this policy because the project is required to have an erosion and sedimentation control plan and all slope and erosion control measures will be in place before the start of the rainy season.*

**Policy 10:** Drainage Provisions: *The proposed project is consistent with this policy because the project is required to have a drainage plan that shows the construction of the new addition to the commercial building will not increase erosion or runoff.*

**Visual and Scenic Resources:**

**Policy 1:** Site Selection for new development: *The proposed project is not consistent with this policy because the new commercial building will potentially block views to the ocean; however the project site is located in the central business district where increased height (above one story) is both allowed and encouraged due to the location in the Central Business District*

**Policy 5:** Land-form Alteration: *The proposed project is consistent with this policy because grading, earthmoving, major vegetation removal and other land-form alterations within public view corridors will be minimized*

**Policy 6:** Special Communities and Small-Scale Neighborhoods: *The proposed project is consistent with this policy because the development has been designed and sited to complement and be visually compatible with existing characteristics of the community.*

**Policy 7:** Preservation of Trees and Native Vegetation: *The proposed project is consistent with this policy because no trees are proposed for removal.*

**Does the project meet applicable Coastal Plan Policies:** Yes, as conditioned

COMMUNITY ADVISORY GROUP COMMENTS: The Cayucos Citizens' Advisory Council (CCAC) was sent a referral. The CCAC reviewed the project at the May 4, 2005 meeting and recommended approval as designed.

**AGENCY REVIEW:**

Public Works- Curbs, gutter and sidewalks required, other issues see referral response.

Cayucos Fire Protection District - Project will need to be fire sprinkered.

Cayucos Sanitary District - Applicant has obtained a will-serve.

Morro Rock Mutual Water Company – We will continue to serve the project.

California Coastal Commission - No response.

Staff report prepared by Kerry Brown and reviewed by Matt Janssen.

## EXHIBIT A - FINDINGS

### *CEQA Exemption*

- A. The project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 because the proposed project is new construction in an urbanized area.

### *Minor Use Permit*

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on a road constructed to a level able to handle any additional traffic associated with the project.

### *Coastal Access*

- G. The project site is located between the first public road and the ocean. The project site is within an urban reserve line (Cayucos) and an existing coastal access point exists within ¼ mile of the project site, therefore, the proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act.

### *Adjustments*

- H. Modification of parking standards required by Land Use Ordinance Section 23.04.166 is justified because:
1. The characteristics of the use (2 hotel units) do not necessitate the number of parking spaces required by Title 23 because management of the hotel units will be located off-site and one space per hotel unit will be sufficient (for a total of 5 spaces);

2. Reduced parking will be adequate to accommodate on the site all of the parking needs generated by the use; and
3. No traffic problems will result from the proposed modification of parking standards.

## **EXHIBIT B - CONDITIONS OF APPROVAL**

### **Approved Development**

1. This approval authorizes:
  - a. The demolition of two offices and one apartment of 1,137 square feet;
  - b. The construction of a new two story mixed-use commercial building of 2,764 square feet with offices on the first floor and two motel units on the second floor
  - c. Maximum height is 30 feet from average natural grade.

### **Conditions required to be completed at the time of application for construction permits**

#### ***Site Development***

2. Plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.
3. The applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

#### ***Fire Safety***

4. All plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

#### ***Community Water***

5. The applicant shall provide a letter from Morro Rock Mutual Water Company stating they are willing and able to service the property.

#### ***Landscaping***

6. The applicant shall submit a landscape plan to the Planning and Building Department for review and approval.

### **Conditions to be completed prior to issuance of a construction permit**

#### ***Fees***

7. The applicant shall pay all applicable school and public facilities fees.

#### ***Sanitary Release***

8. The applicant shall obtain a signed release from the **Cayucos Sanitary District** to ensure that all of their concerns, requirements, fees, and design issues have been addressed. The applicant shall submit the signed release to development review staff prior to requesting building permit issuance.

#### ***Public Works Requirements***

9. The applicant shall meet of all the requirements of the Public Works Department including curb, gutter, and sidewalk improvements consistent with Section 23.05.106.

**Conditions to be completed during project construction**

***Building Height***

10. The maximum height of the project is 30 feet as measured from average natural grade.
  - a. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish average natural grade and set a reference point (benchmark).
  - b. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a building inspector prior to pouring footings or retaining walls, as an added precaution.
  - c. **Prior to approval of the roof nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

**Conditions to be completed prior to occupancy or final building inspection / establishment of the use**

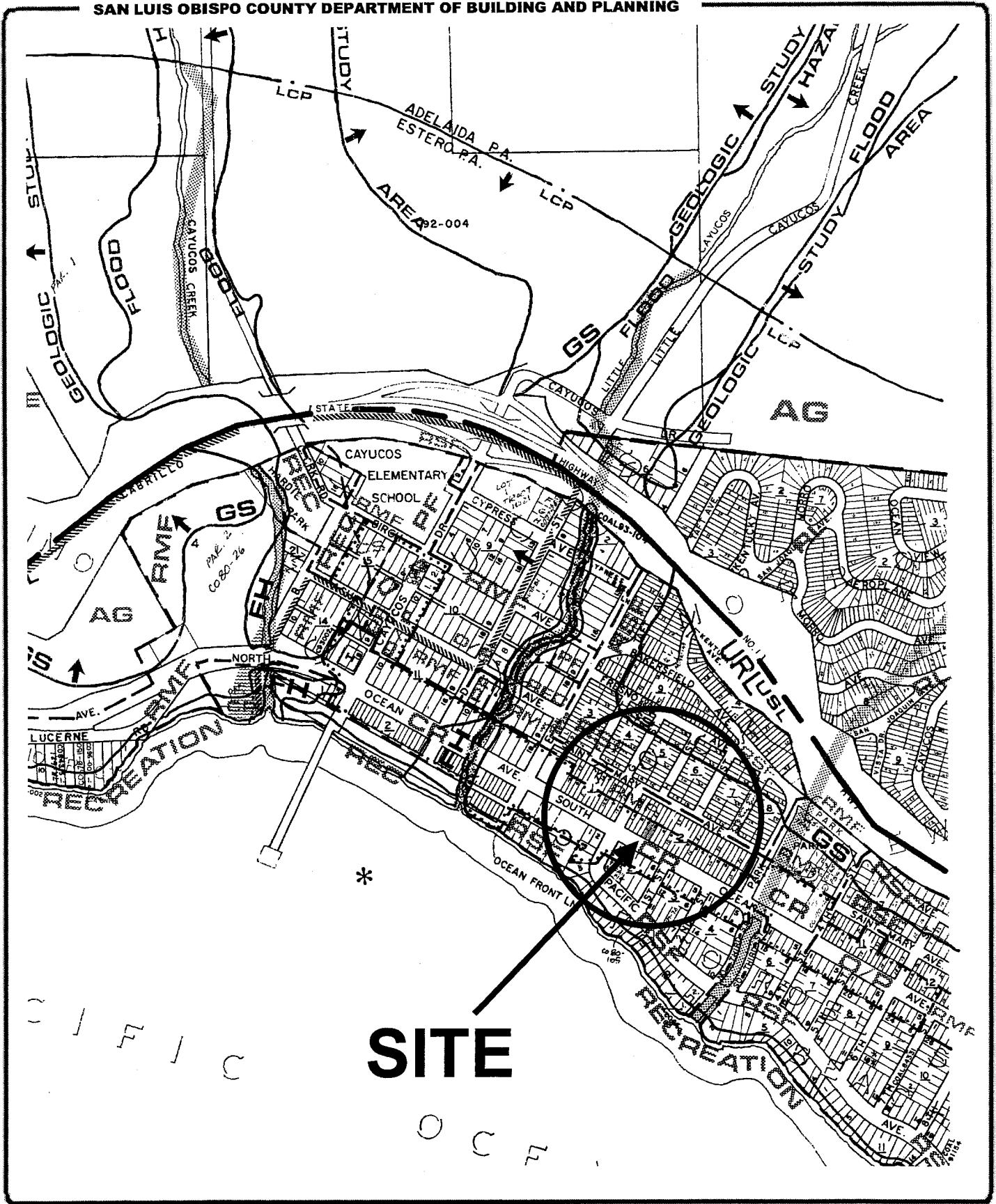
11. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before. If bonded for, landscaping shall be installed within 60 days after final building. All landscaping shall be maintained in a viable condition in perpetuity.
12. The applicant shall obtain final inspection and approval from Cayucos Fire Department of all required fire/life safety measures.
13. The applicant shall install curb, gutter, and sidewalk improvements consistent with Section 23.05.106.
14. The applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

**Miscellaneous**

15. This permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050. This permit is generally considered to be vested once a building permit has been issued and substantial site work has been completed. Substantial site work is defined (Section 23.02.042) as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade ('sticks in the air').
16. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.74.160 of the Land Use Ordinance.



### Vicinity Map



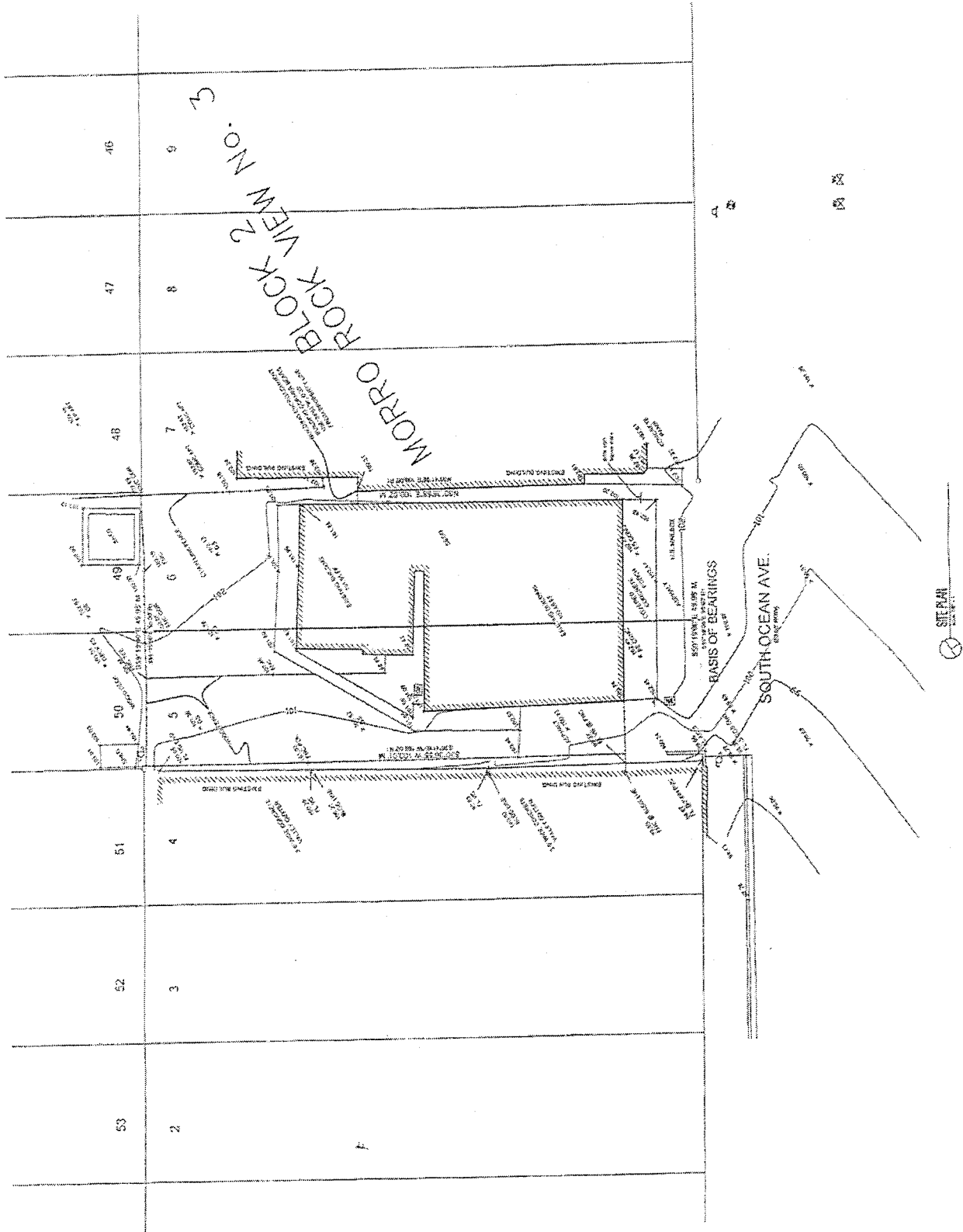
**PROJECT**

Minor Use Permit  
Fichter DRC2004-00130



**EXHIBIT**

Land Use Category Map



**PROJECT**

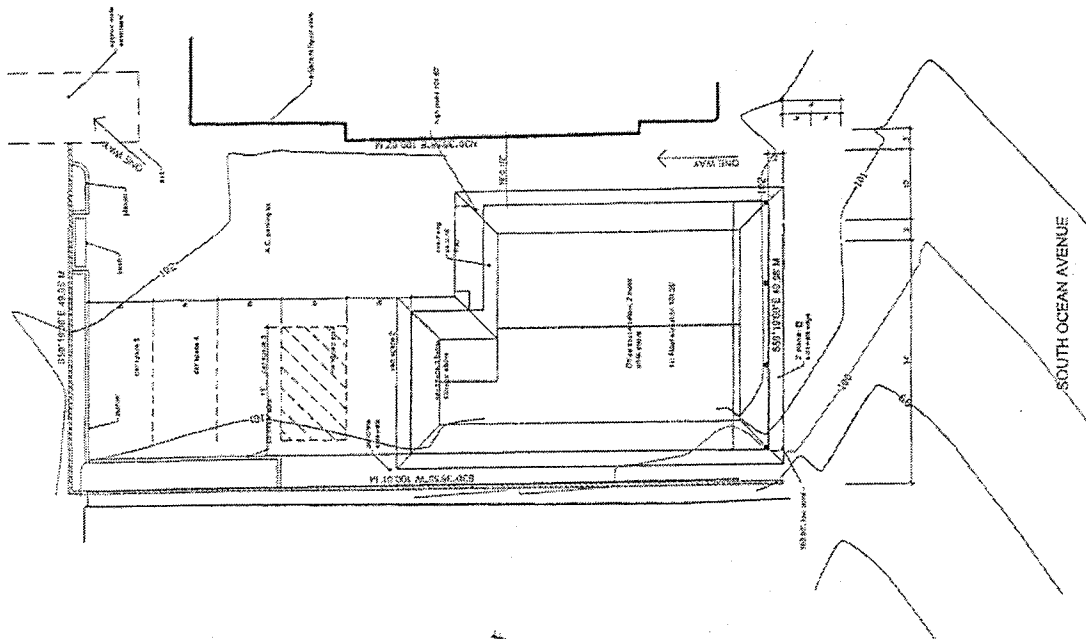
Minor Use Permit  
Fichter DRC2004-00130



**EXHIBIT**

Existing Site Plan

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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SHEPARD  
ARCHITECTS  
P.C.

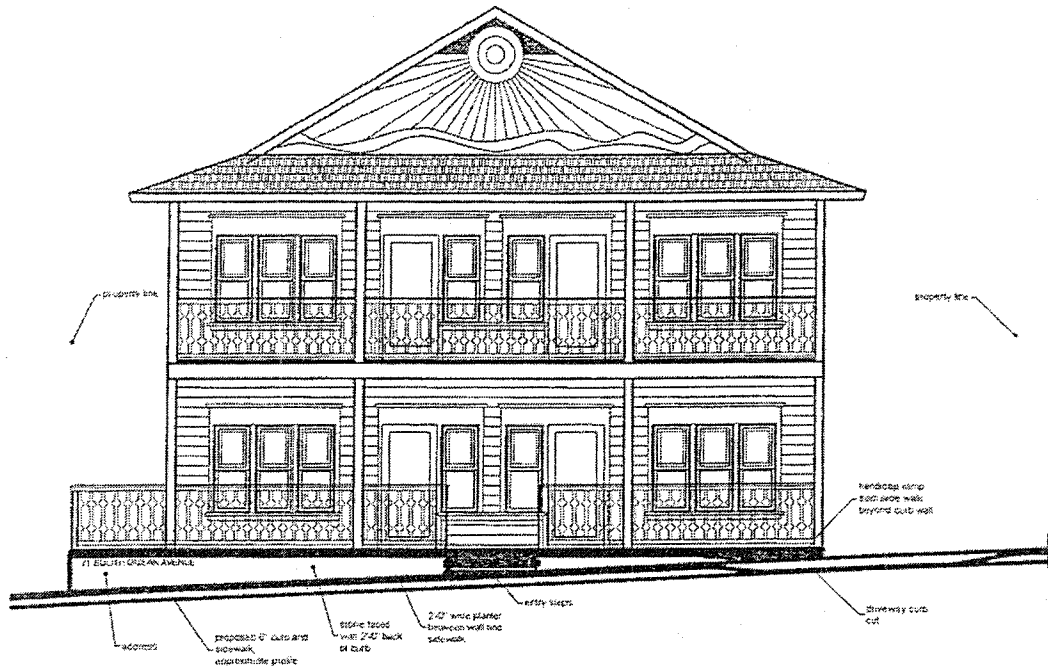
PROJECT

Minor Use Permit  
Fichter DRC2004-00130

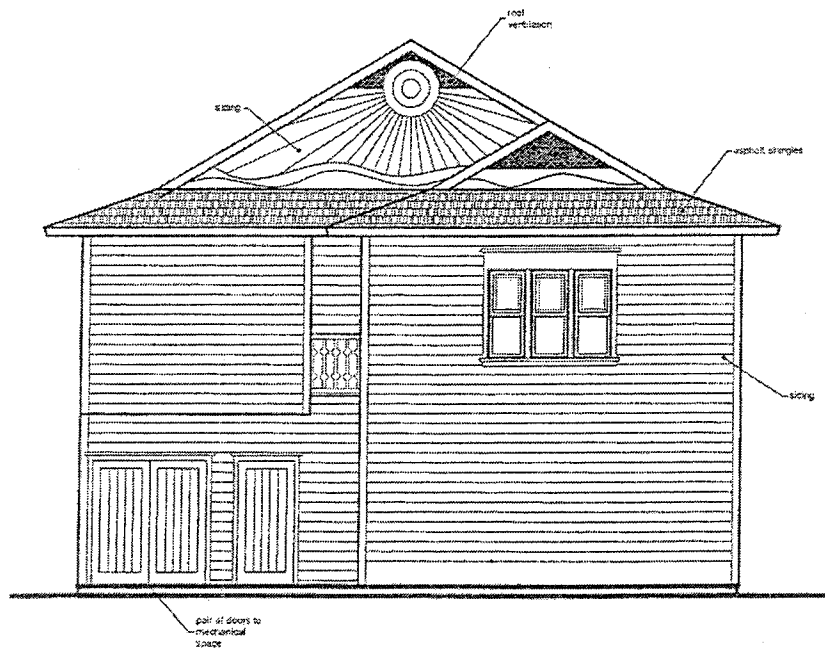


EXHIBIT

Site Plan



SOUTH ELEVATION  
SCALE 1/4" = 1'



NORTH ELEVATION  
SCALE 1/4" = 1'

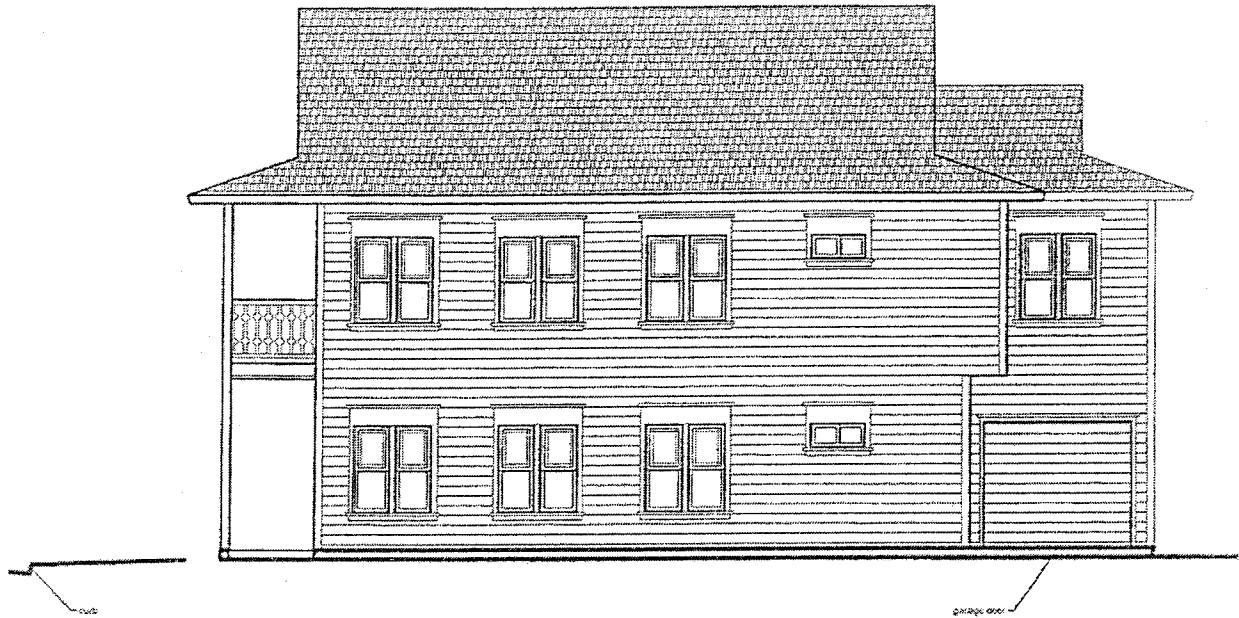
**PROJECT**

Minor Use Permit  
Fichter DRC2004-00130

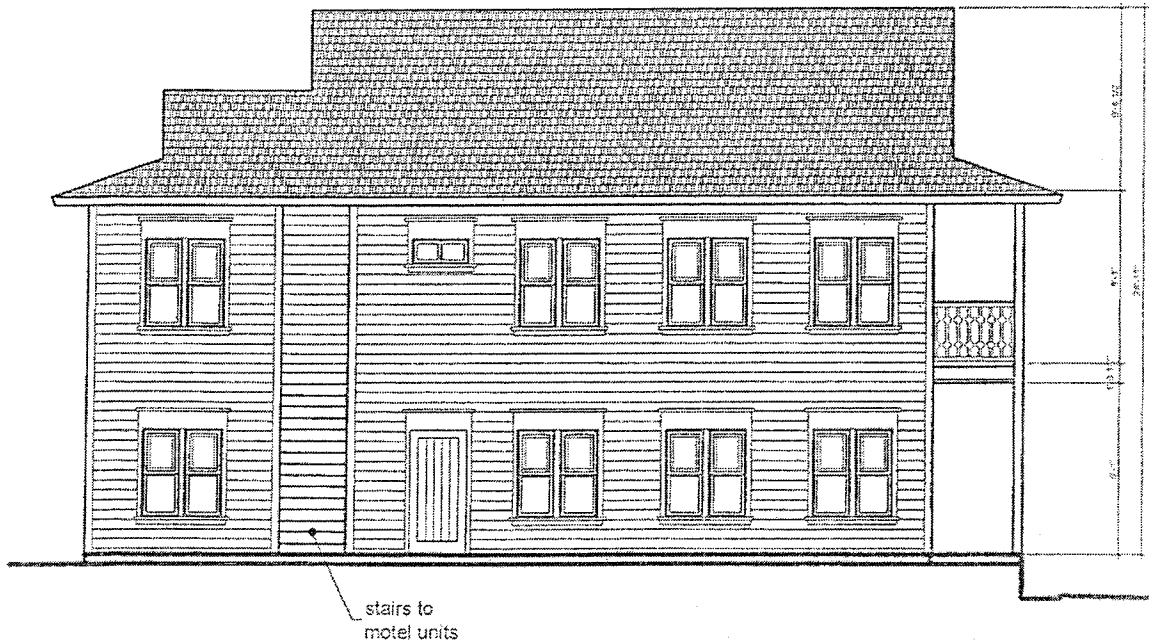


**EXHIBIT**

South/North Elevations



EAST ELEVATION  
SCALE 1/8" = 1'-0"



WEST ELEVATION  
SCALE 1/8" = 1'-0"

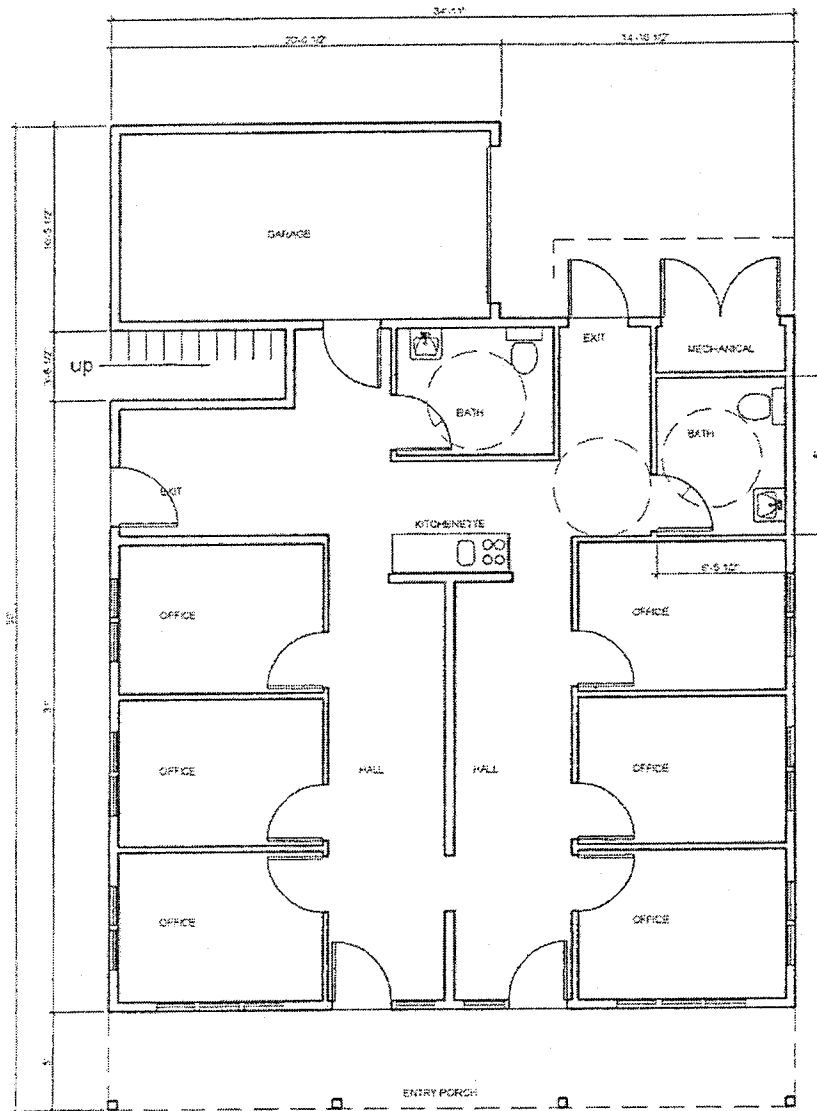
**PROJECT**

Minor Use Permit  
Fichter DRC2004-00130



**EXHIBIT**

East/West Elevations



ONE WAY ↑

FIRST FLOOR PLAN  
1/4" = 1'-0"

**PROJECT**

Minor Use Permit  
Fichter DRC2004-00130



**EXHIBIT**

First Floor Plan

ONE WAY

SECOND FLOOR PLAN

Minor Use Permit  
Fichter DRC2004-00130



## Second Floor Plan





K.O.B.  
8  
SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 12/21/04  
TO: Cayu. FPD  
FROM: Coastal Team  
(Please direct response to the above)

Fichter  
DRC 2004-00130  
Project Referral

Development Review Section (Phone: 788-2009 ) \*OR ASK THE SWITCH-BOARD FOR THE PLANNERS

PROJECT DESCRIPTION: Site Plan: 2 commercial units on 1st floor of bldg. 2 motel units on 2nd floor. APN: 064-125-002. So. Ocean Ave., Cayucos.

Return this letter with your comments attached no later than: 1/16/05

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?  
☒ YES (Please go on to Part II)  
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?  
☒ NO (Please go on to Part III)  
☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Project must be fire sprinklered to NFPA 13D standards.

Date 1-7-05 Name Bill RAOKE Phone



8

KOB

SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

12/21/04

TO:

Mono Rock H2O Assn.Fichter

FROM:

Coastal Team

(Please direct response to the above)

DRC 2004-00130

Project Name and Number

Development Review Section (Phone:

788-2009)\*OR ASK THE SWITCH-  
(BOARD FOR THE PLANNERS)

PROJECT DESCRIPTION:

Site Plan: 2 commercial units on  
1st floor of bldg. 2 motel units on 2nd floor. APN: D64-  
125-002. So. Ocean Ave., Cayucos.

Return this letter with your comments attached no later than:

1/16/04PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

X  
YES

YES (Please go on to Part II)

NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

X  
NO

NO (Please go on to Part III)

YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

WE WILL CONTINUE TO SCARE THIS PROPERTY - BASED  
ON IMPACTS REPRESENTED BY THESE PLANS

Date

12-28-04

Name

[Signature]

Phone

995-3768



CITIZENS ADVISORY COUNCIL  
P.O. BOX 781 • CAYUCOS, CA 93430

May 10, 2005

Kerry Brown  
Planner  
County Planning and Building Dept.  
County government Center  
San Luis Obispo, CA 93407

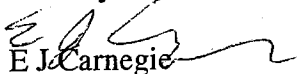
Kerry:

On Wednesday, May 4, 2005, the CCAC met to discuss under agenda item XII. New Business the following commercial business, mixed building use project DRC2004-00130, APN 064-125-002 for Magda Fitcher.

The applicant's engineer presented the project with several requested modifications to the council. Some discussion occurred, but based on the recommendation of the Land Use Committee and further input from the engineer the project was approved unanimously with just a roll call vote. The motion was that the council supports the project as presented with all concerns listed and discussed in the Land Use Committee Report. That report from the LUC is attached.

As a commercial business within the community of Cayucos we would also like to be notified of when this project will move forward for public hearings with the Planning Commissioners and/or the Board of Supervisors. Thank you again for all your assistance with this project.

Thank you

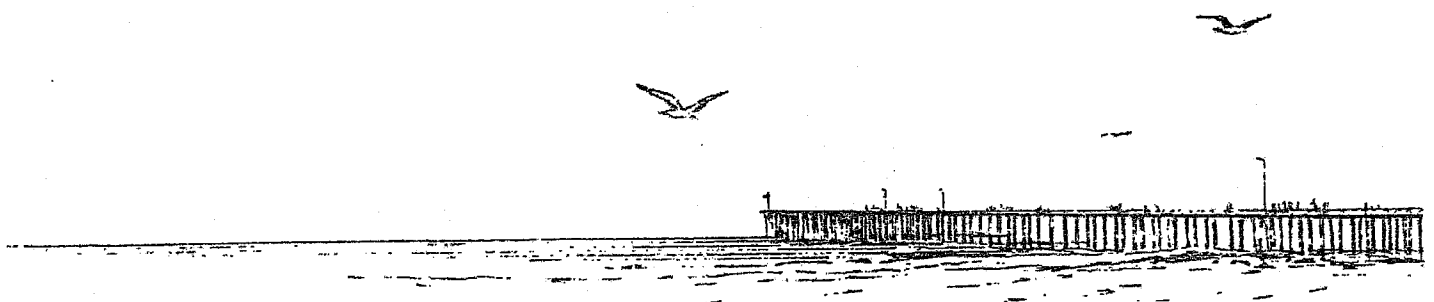


E J Carnegie

President

995-3659

ecarnegi@calpoly.edu



# Cayucos

## Land Use Committee Re-referral/went before CCAC

### MEMO

*Mary Ann Carnegie*

**TO:** Kerry Brown  
**FROM:** Mary Ann Carnegie 995-3659 or email ecarnegi@calpoly.edu  
**DATE:** 5/6/05  
**RE:** Fitcher, Magda DRC2004-00130  
71 South Ocean Ave. APN 064-125-002

After reviewing the above noted project, and giving careful consideration to its request for a minor use permit in the commercial/retail zone, the Land Use Committee [LUC] originally requested further information on this project. Not only for the sake of clarification for the committee, but to also have better information to present the project before the entire advisory council. It is the custom of the LUC to send all projects within the business district to the council and community for public comment/input since projects of this nature affect the entire community.

Some of the major original concerns with noted changes/compromises:

- was to clarify exactly what types of office business are being proposed—downstairs for running the business side of tradeshow offices; upstairs hotels/motel or vacation rental for visitor serving—business' needed to be identified to review for adequate parking needs
- with proposed businesses, parking needs could and would be better addressed—parking requirements for second story—2 hotel units for 11,570 sq. ft.-need = 2 spaces per unit = 6 bottom floor offices of 1187 sq. ft =  $1/400 = 2.9675$ ; mixed use adjustment removes .45=1 so total parking required is for 8 spaces, handicap included in total. Plans show for 6 on site and there are 3 or 4 within the front area that would be shared with the surrounding business' that have pretty active turnover in parking. The committee felt that parking requirements for this remodel were adequately met for the proposed business
- for commercial/retail the proposed architecture of western or Victorian was questioned as to how it might be altered to coincide more, and especially since a recent development (Sunset Place-just a business or two south of the proposed project). The Sunset Inn went to great effort to implement the desires of the community, and the committee felt that the close proximity of this project should do likewise to blend in more and follow the same procedure. The applicant and engineer added some more western, Victorian gingerbread details to meet this request somewhat more. The committee felt that though some height was added to add this type of detail, it was still within the allowable height and added to the requested architectural detail requested. Likewise the window trim, banisters and other details also enhanced this and was all met with further support of the project. The proposed planters in the front will also enhance the exterior appearance.

- another concern was regarding the easement/alley along the property. More information was requested as to how or if the adjacent neighbors would be affected. It actually provides more of a buffer between the two adjoining business', allows for parking to go to the rear of the building which is supported by the county and community, and it allows for a much better traffic flow. The size/width was questioned for emergency and trash vehicles to be able to traverse, but they would actually use the back alley so this issue became mute.
- it was also noted that the rear of the structure should maintain visual harmony with the residential uses that it butts up to on street /neighborhood directly behind it via architectural design or landscaping. The proposed project seems to follow these guidelines with planters and other landscaping.

The Land Use Committee basically supported the project with all the noted issues above and would forward as such to the full advisory council's next meeting on Wednesday, May 4, 2005. The applicant's architect would be present for the presentation that evening..

Respectfully Submitted,



Mary Ann Carnegie  
Chair, Land Use Committee

The project went before the full CCAC on 5/4/05 per agenda

#### **XII. New Business:**

Commercial business/mixed use project for 71 South Ocean—within commercial business district. Project was originally referred to LUC in Dec. 04—had several concerns; discussed and worked on; now back with revisions to LUC with referral to be on the agenda for the full CCAC. Building will have two offices totaling 1187 sq. ft. on bottom floor; two hotel units/vacation rentals on second floor for 1157 sq. ft. height is with max. allowed of 30ft. Style is of Western-Victorian, rear of bldg. Is to be in visual harmony with residential use on Saint Mary via architectural design or landscaping. Parking for hotel/motel requires 6 spaces, office is 1/400sq. ft.=3. Allow mixed use adjustment -1. Required to have 8 spaces, plans show for 6 but has 3 or 4 in front to share with other businesses. All seemed to be in order and came recommended from the LUC. Client had Stephen Carnes, professional engineer present project and answer any questions.

**MOTION:** Mike Hargett: CCAC supports the project, as presented with all the concerns addressed and listed in the Land Use Committee Report.

**SECONDED:** Harry Wiese

Verbal Vote: 11 members present

Motion carried unanimously

## Memo

**To:** Kerry Brown**From:** Mary Ann Carnegie *MAC***CC:****Date:** 02/02/05**APN-064-125-002****Re:** Project ID #DRC2004-00130

71 South Ocean Ave.

*Fichter, M.*

After reviewing the above mentioned project, and especially giving careful consideration to its being a minor use permit in the commercial/retail zone, the Land Use Committee [LUC] basically felt that further information was needed for this project. Not only for sake of clarification for the committee but to also have better information to present to send before the entire advisory council. It is the custom of the LUC to send all projects with the business district to the council and the community for public comment and input there since projects of this nature do affect the entire community.

Some of the major concerns were:

- try to clarify exactly what types of office business are being proposed
- with proposed businesses, parking needs could and would be better addressed—currently estimate that parking requirements could range from 6-8 and yet only 5 are being shown
- for commercial/retail the proposed architecture of western or Victorian is being questioned as to how it might be altered to coincide more, and especially since a recent development (Sunset Place—just a business or two south of the proposed project) went to great effort to implement the desires of the community.
- another concern brought out that needs to be looked into in greater depth is the concern for the easement/alley along the property. More information regarding this is likewise being sought.
- it would be hoped that the applicant or representative would be able to attend an upcoming Land Use Committee to answer many of the questions and to have more open communication

The Land Use Committee recommended that this project be placed on hold until further information might be obtained and that the applicant or their representative would be able to attend a LUC Mtg.

Submitted by: Cayucos Land Use Committee  
\*995-3659 or email [ecarnegi@calpoly.edu](mailto:ecarnegi@calpoly.edu)

**RECEIVED**  
FEB 09 2005  
Planning & Bldg



K.O.B.

SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

DEC 23 2004  
VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 12/21/04  
FROM: PW  
FROM: Coastal Team  
(Please direct response to the above)

Fichter  
DRC 2004-00130  
Project Name and Number

Development Review Section (Phone:

788-2009 )

\*OR ASK THE SWITCH-  
(BOARD FOR THE PLANNERS)

PROJECT DESCRIPTION: Site Plan: 2 commercial units on  
1st floor of bldg, 2 motel units on 2nd floor. APN: 064-  
125-002. So. Ocean Ave., Cayucos.

Return this letter with your comments attached no later than:

1/16/04

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES (Please go on to Part II)  
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which  
we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF  
REVIEW?

☐ NO (Please go on to Part III)  
☒ YES (Please describe impacts, along with recommended mitigation measures to  
reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of  
approval you recommend to be incorporated into the project's approval, or state reasons for  
recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

C, G & SW REQUIRED - DRIVEWAY RAMP SHOWN ON SITE PLAN IS NOT ACCEPTABLE - DRIVEWAY  
ramp LEADS INTO Bldg, also NOT ADA COMPLIANT (SEE ATTACHED DRAWINGS B-1 & B-3). NOTE ON  
SITE PLAN IN NELY CORNER "EXIT" - EXIT TO WHERE? EASEMENT? EXISTING Bldg ON SITE -  
IS THIS A REMODEL OR A DEMO & REBUILD?

11 JAN 2005  
Date

GOODWIN  
Name

5252  
Phone